

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

LAW FIRM OF BRIAN W. HOFMEISTER, LLC

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Attorneys for EZ Auto Service, Inc,

In Re:

HENRY A. JACKSON



Order Filed on November 30, 2016  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

Case No.: 16-17936

Chapter 11

Judge: Michael B. Kaplan

**ORDER GRANTING MOTION TO COMPEL SALE OF PROPERTY  
AND REQUIRING DEBTOR TO ASSUME CONTRACT**

The relief set forth on the following pages, numbered two (2) through two (2) is hereby **ORDERED**.

**DATED: November 30, 2016**

A handwritten signature of Michael B. Kaplan in black ink, written over a horizontal line.  
Honorable Michael B. Kaplan  
United States Bankruptcy Judge

(Page 2)

Debtor: Henry A Jackson

Case No: 16-17936

Caption of Order: Order Granting Motion to Compel Sale of Property and Requiring Debtor to Assume Contract

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THIS MATTER having been brought before the Court by Law Firm of Brian W. Hofmeister, LLC, attorneys for Movant, EZ Auto Service, Inc. (the “Movant”) by way of Motion to Compel Sale of Property and Requiring Debtor to Assume or Reject Contract (the “Motion”); and notice of the Motion appearing appropriate under the circumstances; and the Court finding that the Motion was filed in in good faith; and for the reasons set forth on the record on November 9, 2016; and for other good cause shown:

IT IS HEREBY ORDERED:

1. The Motion is GRANTED and the Debtor is hereby ordered to convey title to the real property located at 787 & 789 Monmouth Road, Cream Ridge, Plumsted Township, New Jersey (the “Property”) in compliance with the terms and provisions of the Lease to Purchase Agreement executed by the Debtor and the Movant dated May 18, 2011 (the “Agreement”).
2. In the event that the Debtor does not comply with the terms of this Order and refuses to convey title to the Property to the Movant, the Movant is hereby permitted, on behalf of the Debtor, to execute any and all documents necessary to convey title to the Property to the Movant, consisted with the terms and conditions of the Agreement. The Movant shall have 120 days from the date of this Order to close title on the sale of the Property.
3. The Debtor’s request to reject the Lease to Purchase Agreement, dated May 18, 2011, is denied as not being in the best interest of the bankruptcy estate.
4. This Court retains jurisdiction regarding any issues that may arise in connection with closing on the sale of the Property.

**Certificate of Notice Page 3 of 3**  
United States Bankruptcy Court  
District of New Jersey

In re:  
Henry A Jackson  
Debtor

Case No. 16-17936-MBK  
Chapter 11

**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Nov 30, 2016

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 02, 2016.

db +Henry A Jackson, 35 Tower Road, Cream Ridge, NJ 08514-2428

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Dec 02, 2016

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 30, 2016 at the address(es) listed below:

Andrew M. Lubin on behalf of Creditor Select Portfolio Servicing, Inc. as servicing agent for  
U.S. Bank, N.A., successor trustee bkecf@milsteadlaw.com, alubin@milsteadlaw.com  
Brian W. Hofmeister on behalf of Interested Party EZ Auto Services, Inc.  
bwh@hofmeisterfirm.com  
Brian W. Hofmeister on behalf of Interested Party Sikander Ranu bwh@hofmeisterfirm.com  
Jeffrey M. Sponder on behalf of U.S. Trustee United States Trustee  
jeffrey.m.sponder@usdoj.gov, jeffrey.m.sponder@usdoj.gov  
Michael R. DuPont on behalf of Creditor Newark B.O.E. Employees Credit Union  
dupont@redbanklaw.com, dana@redbanklaw.com  
Robert P. Saltzman on behalf of Creditor Ditech Financial LLC dnj@pbslaw.org  
Scott Eric Kaplan on behalf of Debtor Henry A Jackson scott@sekaplanlaw.com,  
felisha@sekaplanlaw.com, sekparalegal@gmail.com  
Tammy L. Terrell on behalf of Creditor CITIMORTGAGE, INC. bankruptcy@feinsuch.com  
William M.E. Powers, III on behalf of Creditor U.S. Bank National Association as Trustee for  
CMALT REMIC Series 2006-A5-REMIC Pass-Through Certificates Series 2006-A5 ecf@powerskirn.com  
TOTAL: 9